



## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2013-04**

**LEGISTAR#: 20121326**

<b>Property Address</b>	<b>PIN</b>	<b>Owner Name</b>
751 SAWYER RD	16087500020	KISH HARRY W JR & MELANIE L
748 SAWYER RD	16087500030	SOLVAY PHARMACEUTICALS INC
1398 OWENBY DR	16087500120	READY MIX USA LLC
1436 CANTON DR	16087500040	SERAFIN ROBERT J
705 SAWYER RD	16087500060	PROPERTY INVESTMENT LLC
1421 SIMMS DR	16087500590	SOLVAY PHARMACEUTICALS INC
725 SAWYER RD	16087500660	TAYLOR GORDON M
1451 CANTON RD	16087500050	GEM CITY STEEL SUPPLY INC
1401 SIMMS DR	16087500630	SOLVAY PHARMACEUTICALS INC
731 SAWYER RD	16087500670	GEM CITY STEEL SUPPLY INC
SAWYER RD	16087500640	PROPERTY INVESTMENT LLC
SAWYER RD	16087500680	PROPERTY INVESTMENT LLC
SAWYER RD	16087500710	PROPERTY INVESTMENT LLC
1343 OWENBY DR	16092600360	MINTZ HAROLD RICHARD TRUST
W OAK DR	16085400410	GEORGIA NORTHEASTERN RAILROAD CO INC
1556 W OAK DR	16085300020	DEK PROPERTIES LLC
1654 W OAK DR	16080400170	KEMIRA CHEMICALS INC
1447 CANTON RD	16087400010	HIPPS, JACK R. & MELODY F
1479 OWENBY DR	16087400030	DENMARK, DAVID & BUTTREY THOMAS R. JR.
1441 CANTON RD	16087400500	SMART INVESTMENTS
525 DICKSON RD	16087400350	NEARY LARRY & TRUDY
515 DICKSON RD	16087400130	NEARY LARRY & TRUDY
515 DICKSON RD	16087400120	NEARY LARRY & TRUDY
521 DICKSON RD	16087400110	NEARY LARRY & TRUDY
532 DICKSON RD	16087400260	ASHLEY MANOR INC

**EXISTING ZONING: O&I/NS, GC, LI, HI (County)**

**REQUEST: CRC, LI, HI (City)**

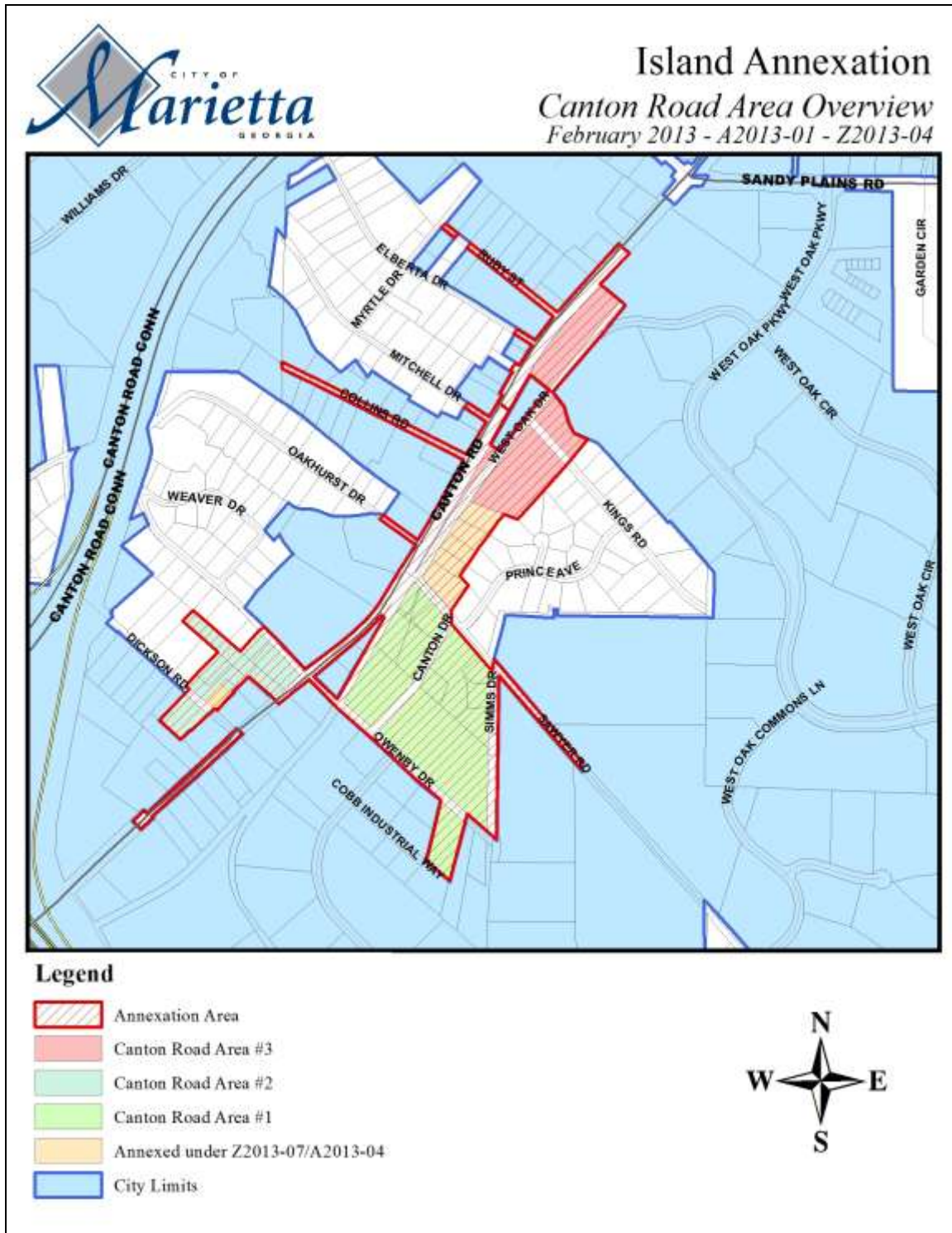
**FUTURE LAND USE MAP RECOMMENDATION: IW & IM**

**REASON FOR REQUEST: This is a city-initiated island annexation of 25 parcels.**

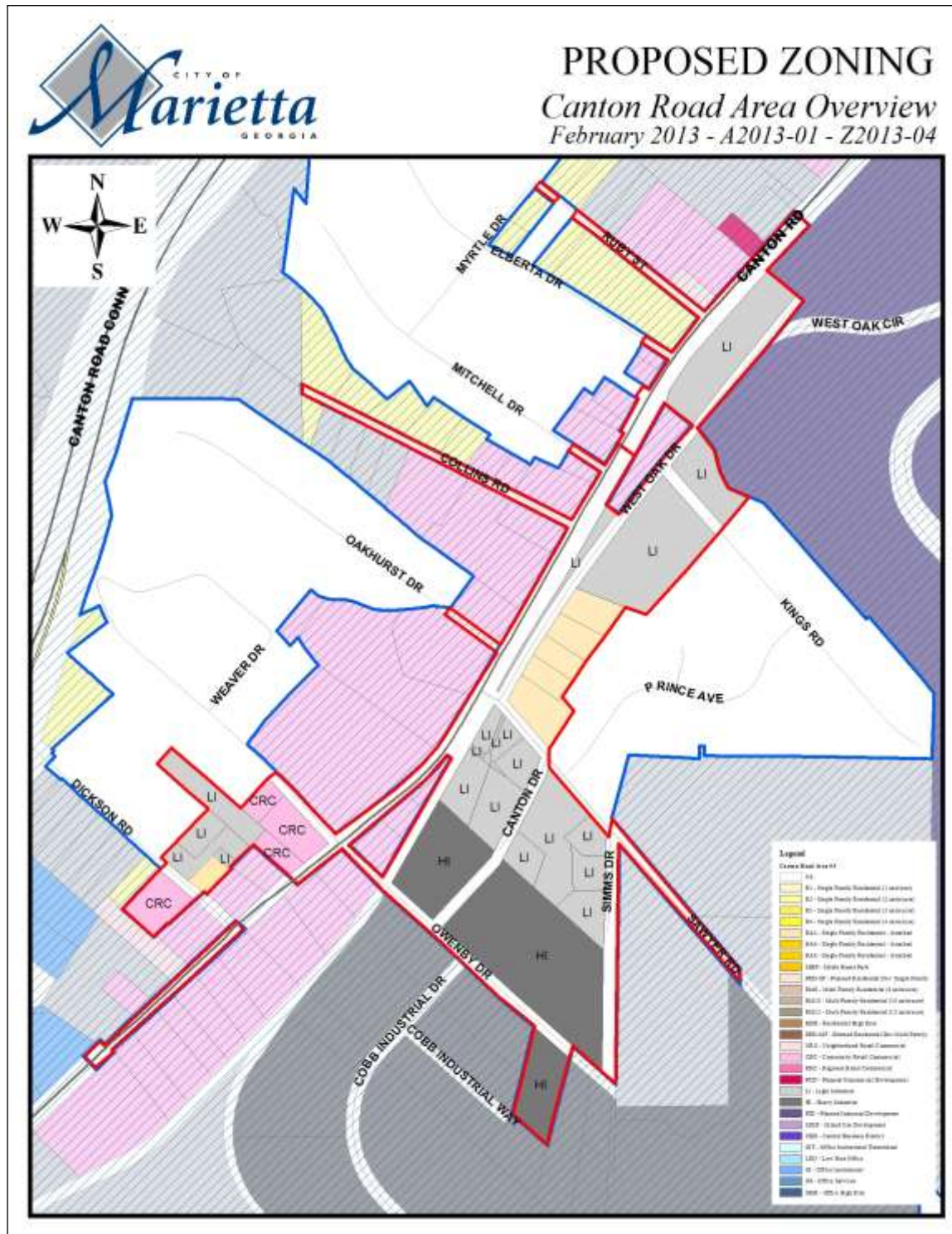
**PLANNING COMMISSION HEARING: Tuesday, February 5, 2013**

**CITY COUNCIL HEARING: Wednesday, February 13, 2013**

## ANNEXATION MAP

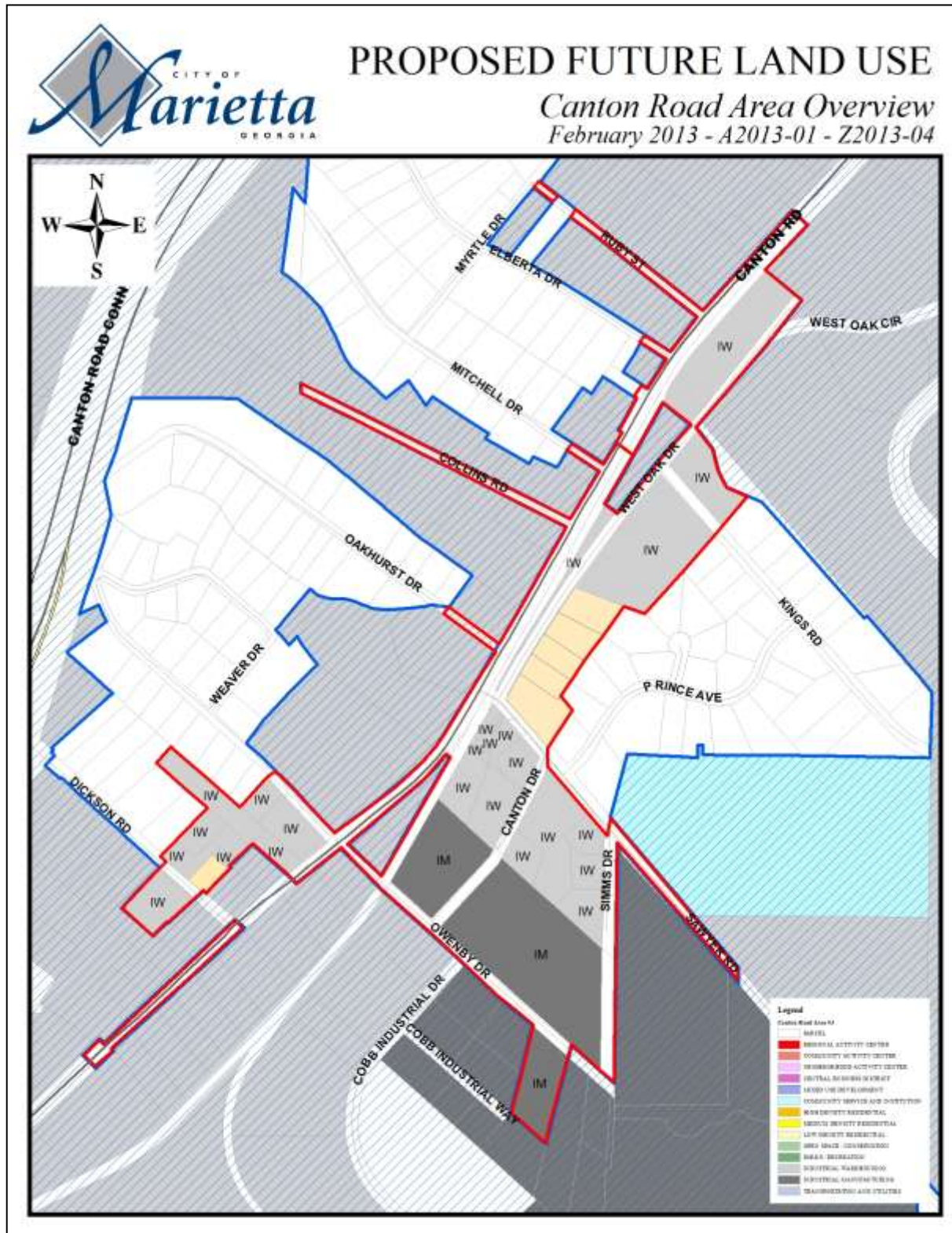


# ZONING MAP





## FLU MAP



**PICTURES OF PROPERTY**



**705, 725, & 731 Sawyer Road**



**1556 West Oak Drive**



**1343 Owenby Drive**



**1398 Owenby Drive**



**532 Dickson Road**



**1479 Owenby Drive**



## STAFF ANALYSIS

### *Location Compatibility*

On December 12, 2012 City Council authorized staff to advertise (#20121218) the annexation, rezoning and future land use assignment of twenty five properties currently located within unincorporated Cobb County. The intent of this annexation is to either eliminate or reduce the overall size of unincorporated islands within the city limits.

The existing zoning for these properties include O&I/NS (Office and Institutional/Neighborhood Shopping), GC (General Commercial), LI (Light Industrial), and HI (Heavy Industrial). The City is proposing to rezone these parcels to CRC (Community Retail Commercial), LI, and HI.

The twenty five parcels included in this annexation and rezoning request are primarily located along the Canton Road corridor, east of I-75 and west of its intersection with Sandy Plains Road. The zoning district chosen for each parcel takes into consideration the parcels' existing zoning in the County as well as how the parcel is actually being used.

PIN	Property Address	Cobb County Zoning	Proposed City Zoning
16087400010	1447 CANTON RD	GC	CRC
16087400030	1479 OWENBY DR	GC	CRC
16087400500	1441 CANTON RD	GC	CRC
16087400260	532 DICKSON RD	O&I/NS	CRC
16087500120	1398 OWENBY DR	GC	HI
16087500120	1398 OWENBY DR	HI	HI
16092600360	1343 OWENBY DR	HI	HI
16087500020	751 SAWYER RD	GC	LI
16087500030	748 SAWYER RD	GC	LI
16087500040	1436 CANTON DR	GC	LI
16087500060	705 SAWYER RD	HI	LI
16087500590	1421 SIMMS DR	HI	LI
16087500660	725 SAWYER RD	HI	LI
16087500050	1451 CANTON RD	HI	LI
16087500630	1401 SIMMS DR	HI	LI
16087500670	731 SAWYER RD	HI	LI
16087500640	SAWYER RD	HI	LI
16087500680	SAWYER RD	HI	LI
16087500710	SAWYER RD	HI	LI
16085400410	W OAK DR	HI	LI
16085300020	1556 W OAK DR	LI	LI
16085300020	1556 W OAK DR	LI	LI
16080400170	1654 W OAK DR	HI	LI
16087400350	525 DICKSON RD	LI	LI
16087400130	515 DICKSON RD	LI	LI
16087400120	515 DICKSON RD	LI	LI
16087400110	521 DICKSON RD	LI	LI



### *Use Potential and Impacts*

The City is proposing to rezone ten of the twenty five subject properties to the City-equivalent zoning district. The proposal also includes the rezoning of eleven properties from HI in the County to LI in the City. This will result in either no change or a reduction in the allowable intensity for these properties, which will minimize any negative effects the rezoning will have on the surrounding area and overall community.

The City is proposing to rezone five parcels to a higher zoning classification in order to better reflect the relationship between the zoning classification and property use. Four of these parcels are located between Sawyer Road and Owenby Drive along Canton Drive. They are currently zoned GC in the County but are either used or surrounded by industrial property. For example, the property at 1398 Owenby Drive (split zoned GC/HI in the County) operates as a concrete plant, which is appropriate for HI zoning, not CRC.

Because of the area's access to the railroad and multiple highways, the City is encouraging this area to eventually transition towards industrial use. The existing County FLU for all twenty five parcels is IC (Industrial Compatible). The City is seeking to assign a Future Land Use (FLU) of IW (Industrial Warehousing) for all but three of the twenty five parcels. The IW classification is the City's equivalent to the County's IC classification.

For the three parcels on either side of Owenby Drive (southeast of Canton Road), the City is recommending a FLU of IM (Industrial Manufacturing). IM is an industrial FLU intended for areas that will be used more intensely than areas designated as IW.

PIN	Property Address	Cobb FLU	Proposed City FLU
16087400010	1447 CANTON RD	IC	IW
16087400030	1479 OWENBY DR	IC	IW
16087400500	1441 CANTON RD	IC	IW
16087400260	532 DICKSON RD	IC	IW
16087500120	1398 OWENBY DR	IC	IM
16087500120	1398 OWENBY DR	IC	IM
16092600360	1343 OWENBY DR	IC	IM
16087500020	751 SAWYER RD	IC	IW
16087500030	748 SAWYER RD	IC	IW
16087500040	1436 CANTON DR	IC	IW
16087500060	705 SAWYER RD	IC	IW
16087500590	1421 SIMMS DR	IC	IW
16087500660	725 SAWYER RD	IC	IW
16087500050	1451 CANTON RD	IC	IW
16087500630	1401 SIMMS DR	IC	IW
16087500670	731 SAWYER RD	IC	IW
16087500640	SAWYER RD	IC	IW
16087500680	SAWYER RD	IC	IW
16087500710	SAWYER RD	IC	IW
16085400410	W OAK DR	None	IW
16085300020	1556 W OAK DR	IC	IW



16085300020	1556 W OAK DR	IC	IW
16080400170	1654 W OAK DR	IC	IW
16087400350	525 DICKSON RD	IC	IW
16087400130	515 DICKSON RD	IC	IW
16087400120	515 DICKSON RD	IC	IW
16087400110	521 DICKSON RD	IC	IW

### *Environmental Impacts*

The subject properties do not appear to contain any streams, floodplain, wetlands, or endangered species.

### *Economic Functionality*

These twenty five parcels proposed for annexation and rezoning are currently used commercially or industrially and it is anticipated that they will continue to be used in similar capacities.

### *Infrastructure*

The City will be annexing various portions of the right of way for Canton Road, Owenby Drive, Canton Drive, Simms Drive, Sawyer Road, West Oak Drive, Collins Road, Mitchell Drive, Oakhurst Drive, Elberta Drive, and Ruby Street in addition to the twenty five parcels. Although this will increase the amount of right of way that the City will be responsible for maintaining, it will achieve a more uniform and logical City boundary.

Otherwise, this annexation and rezoning request should not amount in any substantial increase in demand of the City's water, school, electrical, or sewer infrastructure.

### *History of Property*

Because the subject properties have been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records.





## ANALYSIS & CONCLUSION

The City is proposing to annex and rezone twenty five parcels currently located in unincorporated Cobb County and zoned O&I/NS (Office and Institutional/Neighborhood Shopping), GC (General Commercial), LI (Light Industrial), and HI (Heavy Industrial), to CRC (Community Retail Commercial), LI, and HI in the City. These parcels included are primarily located along the Canton Road corridor, east of I-75 and west of its intersection with Sandy Plains Road.

The zoning district chosen for each parcel takes into consideration the parcels' existing zoning in the County and how the parcel is actually being used. The City is proposing to rezone ten of the twenty five subject properties to the City-equivalent zoning district. The proposal also includes the rezoning of eleven properties from HI in the County to LI in the City. This will result in either no change or a reduction in the allowable intensity for these properties, which will minimize any negative effects the rezoning will have on the surrounding area and overall community. The City is also proposing to rezone five parcels to a higher zoning classification in order to better reflect the relationship between the zoning classification and property use.

Because of the area's access to the railroad and multiple highways, the City is encouraging this area to eventually transition towards industrial use. The existing County FLU for all twenty five parcels is IC (Industrial Compatible). The City is seeking to assign a Future Land Use (FLU) of IW (Industrial Warehousing) for all but three of the twenty five parcels. The IW classification is the City's equivalent to the County's IC classification. For the three parcels on either side of Owenby Drive (southeast of Canton Road), the City is recommending a FLU of IM (Industrial Manufacturing). IM is an industrial FLU intended for areas that will be used more intensely than areas designated as IW.

**Prepared by:**\_\_\_\_\_

**Approved by:**\_\_\_\_\_



## DATA APPENDIX

### ***CITY OF MARIETTA - WATER***

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

### ***CITY OF MARIETTA - SEWER***

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F

Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?



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## DATA APPENDIX CONTINUED

### ***DRAINAGE AND ENVIRONMENTAL CONCERNS***

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Does flood plain exist on the property?	NO
What percentage of the property is in a floodplain?	---
What is the drainage basin for the property?	NoonDay 3 & Sope Creeks
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	---
Are the storm water issues related to the application?	---
Potential presence of endangered species in the area?	NO

### ***Transportation***

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What is the road effected by the proposed change?	Canton Road
What is the classification of the road?	Arterial
What is the traffic count for the road?	9630 AADT 2-way
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---





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## DATA APPENDIX CONTINUED

### ***EMERGENCY SERVICES***

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Nearest city or county fire station from the development? Marietta Station #56

Distance of the nearest station? 1.6 miles

Most likely station for 1<sup>st</sup> response? Marietta Station #56

Service burdens at the nearest city fire station (under, at, or above capacity)? None

### ***MARIETTA POWER - ELECTRICAL***

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Does Marietta Power serve this site? Yes \_\_\_\_\_ No \_\_\_\_\_

If not, can this site be served? Yes \_\_\_\_\_ No \_\_\_\_\_

What special conditions would be involved in serving this site?

Additional comments: N/A – No building addresses to reference. May serve a few buildings, but no impact on Island Annexation decisions.